



Ardoch News

The Village Green

Volume 2, Issue 1

Winter 1999

Ardoch began as two separate properties ...

1864-1920: What we now know as the Ardoch Estate began life as two separate properties. Wardell House, affectionately known to Ardochians as The Mansion, used to be called Dalquhurn and was built around 1864, possibly by its first owner, the important architect William Wardell, Victoria's Inspector-General of Public Works. Over a number of years the home was extended, with a large wing added to the north west corner by 1873, and another smaller extension on the western boundary by 1897.

On the corner of Dandenong Road and Pilley St, on a separate title, was a smaller residence called Cliefden, built shortly after 1873. Behind this house, extending along Pilley St, were two paddocks with some stables. One of these paddocks was subdivided after 1897 and some modest houses built.

1920-1924: By 1920, the noted Melbourne property developer Alexander Younger (see below) had taken an interest in the larger property and became its owner by 1924. He converted

The Mansion into 10 flats, and built what we now know as Phoenix, Red Robin, Cottonwood, Magnolia Mansions, Whistlers Cottage and Kingfisher Court. There were tennis courts in the south-eastern corner where Bluebird (8 Pilley St) now stands, and garages in the south-west corner where Bellbird (5 Ardoch Ave) now stands. Red Robin housed a communal dining room. Younger named the property Ardoch, reputedly after a race-horse once stabled in the back paddocks.

1924-1949: Cliefden, now



Magnolia used to be one big hall when it was a school in the 1980s ...

known as Lark House, was bought separately by Dr George Armstrong of Sydney and redeveloped into flats in 1924, obscuring the original two-story house. In March 1925 Armstrong acquired Younger's property and consolidated the two. He built Raewood and Dove Court, and added the brick fence that runs along the front and side of the property.

In 1938 the dining room was converted into flats and maid's rooms added to other flats in Red Robin. A caretaker's flat was added to the rear of Kingfisher in 1949.

... to be continued ...

Inside this issue:

Hatches, Matches & Dispatches 2

Ardoch Living 2

Maths through the Ages 2

Playing by the Rules 3

Social Capital 3

Centenary of Federation Grants 4

Ardoch Directory 4

This edition of Ardoch News contains photos taken before the renovations of 1993/94 and show the Ardoch-Windsor Community School.

If people are interested in seeing more of these photos, give me a call on 9530 2954 or just pop over to 1/6 Pilley St. Ed.

Ardoch's Visionary Developer

Ardoch was conceived and largely built by Alexander Mackie Younger, an entrepreneur with no formal training but huge talent. He was one of Melbourne's most successful developers, working on high volume and low profit margins. Adapting the (then) modern assembly line technique of Henry Ford, he could complete one house a day by breaking down the work into one-day units of construction, completed by specialist teams of tradesmen.

From age 21, he travelled ex-

tensively in Britain, Scandinavia, Europe and the US, returning enthused about the 'garden city' movement, with its focus on communal living and picturesque streetscaping and architecture.

Ardoch Avenue was one of Melbourne's earliest examples of a cul-de-sac (it used to run down to Whistlers Cottage and then east to Cottonwood). Some of Younger's other developments include the Madden and Clutha estates in Kew, the Eton Square, Glen Ardrah and

Nangunia flats on St Kilda Rd near Leopold St, and Warwillah, a converted mansion in St Kilda.

Most interestingly, while Younger lived in a large house in North Rd Caulfield, he maintained the family's older property at Coldstream, next door to Coombe Cottage, the home of Dame Nellie Melba, who, it is said, stayed at Ardoch when she was in Melbourne.



Hatches, Matches & Dispatches—comings and goings in our community

Commiserations to Anastasia and Alexandra of Unit 7 in Mag-

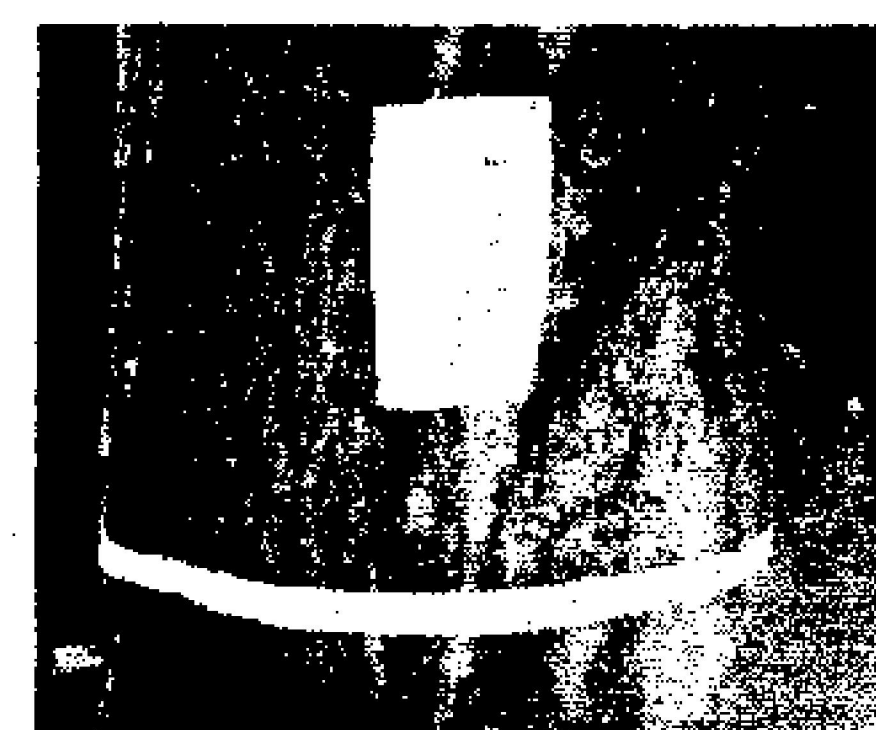


nolia for the loss of their reproductive capacities on June 7.

Doting parents David and Bridget report the only complication in the procedure occurred when Ana came home from hospital and promptly coughed up a rubber band, missing for 3 weeks.

It seems there's a bit of a tradition starting of people moving from one unit in Ardoch to another. Following David and Bridget moving from one side

of the Green to the other, and Adrienne moving from the Green to the Tower, Greg Pike and his family have moved from upstairs in The Mansion down to Unit 1. A big warm welcome to Emma and Anthony who've moved into Greg's old place; and a huge, regretful, snuffling farewell to Tom and Shirley and the bike, who are moving to West Melbourne to live in a garage (um, we hear there's a house too).



"It's a Girl! Congratulations to Ian and Elaine from all your friends and neighbours at Ardoch". Grand-daughter Ella Rose was born on 16th March 1999, announced to the world with a pink ribbon around the old cottonwood tree.

Ardoch Living—wholesome eating, apartment maintenance, being a good neighbour

Marge's Warming Winter Soup

- 1 cup split peas or lentils
- 6 cups stock
- 1 kg gravy beef
- 1 carrot, parsnip, turnip, onion
- 2 stalks celery
- 1 tblsp flour, salt & pepper.

Soaks peas/lentils overnight and drain. Cover peas/lentils with stock in saucepan and add diced up meat and vegies. Bring to boil and simmer a couple of hours. Add flour blended with a little water; cook gently for 5 mins. Serve with croutons & chopped mint.



Communal Herbs

For those who are not aware of it, Ardoch has its very own communal herb garden available for everyone's use. It's at the south-west corner of the Green under one of the ornamental trees.

Please feel free to pick these herbs—but leave some for others (that goes for the lemon tree too!)

Warm enough?

Is your hydronic heating working properly? To check, feel whether the heater is uniformly warm from top to bottom; and listen for the sounds of air in the pipes. If the heater is cooler on the top half, or if it gurgles, get it professionally serviced. Call Hunt Heating on 9558 7077.



Dog-owners—please, make sure your pooch does NOT pee or poo on the herb garden!!! It's not their fault—they may not be able to tell the difference between the ordinary garden and the herb garden, but their owners should.

Mathematics through the ages

1950: A logger sells a truckload of timber for \$100. His cost of production is $\frac{4}{5}$ of the price. What is his profit?

1960: A logger sells a truckload of timber for \$100. His cost of production is $\frac{4}{5}$ of the price (ie. \$80). What is his profit?

1970: A logger exchanges a set L of timber for a set M of money. The cardinality of M is 100. The cost of production C has 20 fewer elements than the set M. What is the cardinality of

the set P (profits)?

1980: A logger sells a truckload of timber for \$100. Her cost of production is \$80 and her profit is \$20. Your assignment: underline the number 20.

1990: By cutting down beautiful forest trees, the logger makes \$20. What do you think of this way of making a living?

1996: By laying off 40% of its loggers, a company improves its share price from \$80 to \$100. How much capital gain per

share does the CEO make by exercising his share options at \$80?

1997: A company outsources all its loggers. The average logger earned \$50,000, had 4 weeks holiday, superannuation, and long service leave. The contracted logger charges \$50 an hour. Was outsourcing a good move?

1998: A laid-off logger with four kids and a failed marriage goes ballistic in the company

offices and injures several executives and a politician collecting kickbacks at the time. Was outsourcing a good idea?

1999: A laid-off logger is serving time in gaol, being trained as a programmer for Y2K projects. What is the probability that the automatic cell doors will open of their own accord at one second past midnight on 1st January in the year 2000?



Living in a community means playing by the common rules

Parking!! The more cars there are, the more parking gets to be a hassle!

It would be nice to think everyone would respect the rules about car parking here at Ardoch but some people don't, and don't seem to care.

Now, you can do something about it. If someone parks illegally in your car spot, you can call the Council Parking Officer (Christian, Paul or Stan) on 0419 766 994 or 995 or 996 and ask them to come and put an infringement notice on the offending vehicle (make sure you tell them the rego number of the car). The fine for parking in the wrong place on Ardoch land is \$100.

If a car is parked illegally in a visitors spot (eg. for more than 3 consecutive nights), you can't initiate a complaint yourself but a member of the Body Corporate committee can—see below.

The council should send someone out within 30 minutes. But be warned—if the car is gone by the time they arrive, you will be charged a \$50 call out fee!

Rubbish bins! New residents please note. You must bring your rubbish bins back in from the street within 24 hours of them being emptied or risk a Council fine of \$50.

To notify the Council of abandoned bins, call John van den Putten on 014 405 947.

Your Body Corporate Committee

Ian Jay—9510 2519 (Chair)

Ian Warren—9510 6979

Ron Green—9533-6307

Barry French—9510 9108

David Clark—9525 0295

Tom Jackson—9525 0813

Judelle Scheer—9525 0996

Noel de Sair—9521 4445

Andrew McGregor—9529 4832

Alan Hollibone—9866 6167 (administration)



Staff room in the old school. Not sure but we think this might have been upstairs in Raewood (3 Ardoch Ave).

The back of Cottonwood (6 Pilley St) in 1991.



The kitchens back then ...



The Body Corporate and Social Capital

There's a very well known American sociologist called Francis Fukuyama who asserts humankind has come to the "end of history" in the sense that Marx's prediction of civilisation progressing from capitalism to socialism to communism hasn't happened—we're stuck with liberal, free market capitalism, whether we like it or not!

He also says one of the marks of a modern liberal free market society is a rich mix of associations, freely entered into and

democratically self-governed. One of the most common but frequently ignored of these associations is the remarkably democratic institution of the Body Corporate.

As a community, Ardoch is governed by a democratically elected committee, subject to existing laws and regulations, accountable to the owners of Ardoch property. The success of the community depends not only on the good will of the people who live here but on the tireless work of this committee.

If you would like to contribute to this mini-democracy, please consider being part of this committee. It meets once a month, except December and January. Elections will be held at the next Annual General Meeting to be held on Wednesday, 1st Sept, at the Tivoli Club (official notice coming soon ...)

In addition to the usual annual chairman's report, there will be a discussion of quotes for paving of the paths—be there!

COP 9209 6666
JOHN
TEPASA
PAGE 94032600
SAM 0419 766 996



Editor—Meredith Doig
1/6 Pilley St
Phone: 9530 2954
Email: mdoig@alphalink.com.au

GOT SOMETHING TO SAY OR SOMETHING TO SELL?

Let me know and I'll put it in the next
edition of Ardoch News.

For help on Body Corporate administrative
matters, call Alan Hollibone, General Manager
of Strata Title Flat Management on 9866 6167.

**For Port Phillip City Council
matters (rates, roads, rubbish, etc),
phone 9209 6777.**

Ardoch lies within the Alma ward of the City
of Port Phillip. Darren Ray is our Alma Ward
Councillor. To talk to him about Council by-
law matters (keeping Alma Park 'leash free'
for instance), call on him on 9527 5364.

**For help on Social Security, Immigra-
tion, Veterans Affairs, Medicare or
more local issues like housing, call
the office of Michael Danby, our local
Federal Member, on 9534 8126.**

*A big Thank You to Bek and
Minty for their help with magic
multimedia for this newsletter. Ed.*

Centenary of Federation Projects

A number of local community groups have been awarded
funding support from the Federal Government to help
celebrate the Centenary of Federation. They include:

- the Historical Society of St Kilda, which will lo-
cate the graves and trace the history of signifi-
cant individuals buried in the St Kilda cemetery,
just up the road! The St Kilda cemetery contains
the graves of Alfred Deakin, the first Federal
Attorney-General, and Sir George Turner, the
first Treasurer; and there are lots of others
whose stories have not yet been told.
- SKA TV (local TV production house), which will
produce and broadcast a 90 minute documentary
focusing on Federation and the Melbourne Ports
community, produced by young people from the
area.
- South Port Day Links centre, which will docu-
ment Port Phillip's colourful transport history,
from local aboriginal trade routes to Australia's
first passenger railway line, manufacture of the
first Australian-built car, first meals-on-wheels
service and the last milk delivery by horse and
cart.

The Ardoch Directory—be there!

The last Ardoch Directory was compiled way back in 1997. Since then we've had a number
of arrivals and departures and we need to update it. The Directory contains not only
names and phone numbers—so you can say hi to your neighbours—but useful information
about electricians and plumbers, locksmiths and handymen, emergency contact numbers
and a map for the inevitable lost pizza deliverer.

If you haven't yet been approached for your entry into the Millennium Edition, please,
PLEASE, do fill out the coupon below and pop it under my front door mat (1/6 Pilley St,
under the big Cottonwood), or email the info to me at mdoig@alphalink.com.au. Thanks!



Get your details in for the Millennium
Edition of the Ardoch Directory.

Name: _____
Address: _____
Phone: _____
Email: _____
Your interests: _____